

## OFFICIAL STATEMENT

# CITY OF ANTIOCH

Contra Costa County, California

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MAY 18 1976

UNIVERSITY OF CALIFORNIA

**\$500,000**

## 1967 WATER REVENUE BONDS, SERIES B

Subj: bondings for Series A in Hall :  
Publ. util. water Antioch  
" debts " " "  
Investments Publ. sector,  
(Stone + Youngberg, munic. financing  
consultants)

Bids to be received by the City Council of the City of Antioch at 3:00 o'clock P.M.,  
Tuesday, June 8, 1976, at the Council Chambers, Antioch City Hall, Third and "H"  
Streets, Antioch, California.



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**CITY OF ANTIOCH**  
**Contra Costa County, California**

**CITY COUNCIL**

Verne L. Roberts, *Mayor*

Rosemarie Aguilar

Walter Pierce, *Mayor Pro-Tem*

James Davi

Melvin Whatley

---

Thomas W. Oglesby  
*City Manager*

Robert Dethke  
*Director of Finance*

Dorothy P. Marks  
*City Clerk*

Stanford Davis  
*City Engineer*

Peter Bulens  
*City Attorney*

**PROFESSIONAL SERVICES**

Orrick, Herrington, Rowley & Sutcliffe, *San Francisco*  
*Bond Counsel*

Brown and Caldwell, *Walnut Creek*  
*Consulting Engineers*

Stone & Youngberg Municipal Financing Consultants, Inc., *San Francisco*  
*Financing Consultants*

Bank of America N.T. & S.A., *San Francisco*  
*Fiscal Agent*

Citibank, N. A., *New York*  
The First National Bank of Chicago, *Chicago*  
*Paying Agents*

**THE DATE OF THIS OFFICIAL STATEMENT IS MAY 18, 1976**

76 02456

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TO WHOM IT MAY CONCERN:

The purpose of this Official Statement is to supply information to prospective bidders on, and buyers of, \$500,000 principal amount of 1967 Water Revenue Bonds, Series B, proposed to be issued by The City of Antioch, California.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultants to the City (which firm will receive compensation from the City contingent upon the sale and delivery of the Bonds). Summaries of the Supplemental Resolution and Original Resolution and other documents and reports contained herein do not purport to be complete and authoritative and reference is made to such documents on file at the offices of the City of Antioch for further information concerning legal and/or technical matters.

This Official Statement is not to be construed as a contract with the purchasers of the Series B Bonds. Copies of the Supplemental Resolution and Original Resolution which do form a contract with the bondholders will be made available upon request. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The legal opinion approving the validity of the Bonds will be furnished by Orrick, Herrington, Rowley & Sutcliffe, San Francisco, Bond Counsel. (Bond Counsel will receive compensation from the City contingent upon the sale and delivery of the Bonds.) Bond Counsel's participation in the review of this Official Statement has been limited to reviewing the statements of law and legal conclusions set forth herein under the caption "The Bonds".

No dealer, broker, salesman or other person has been authorized by the City to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

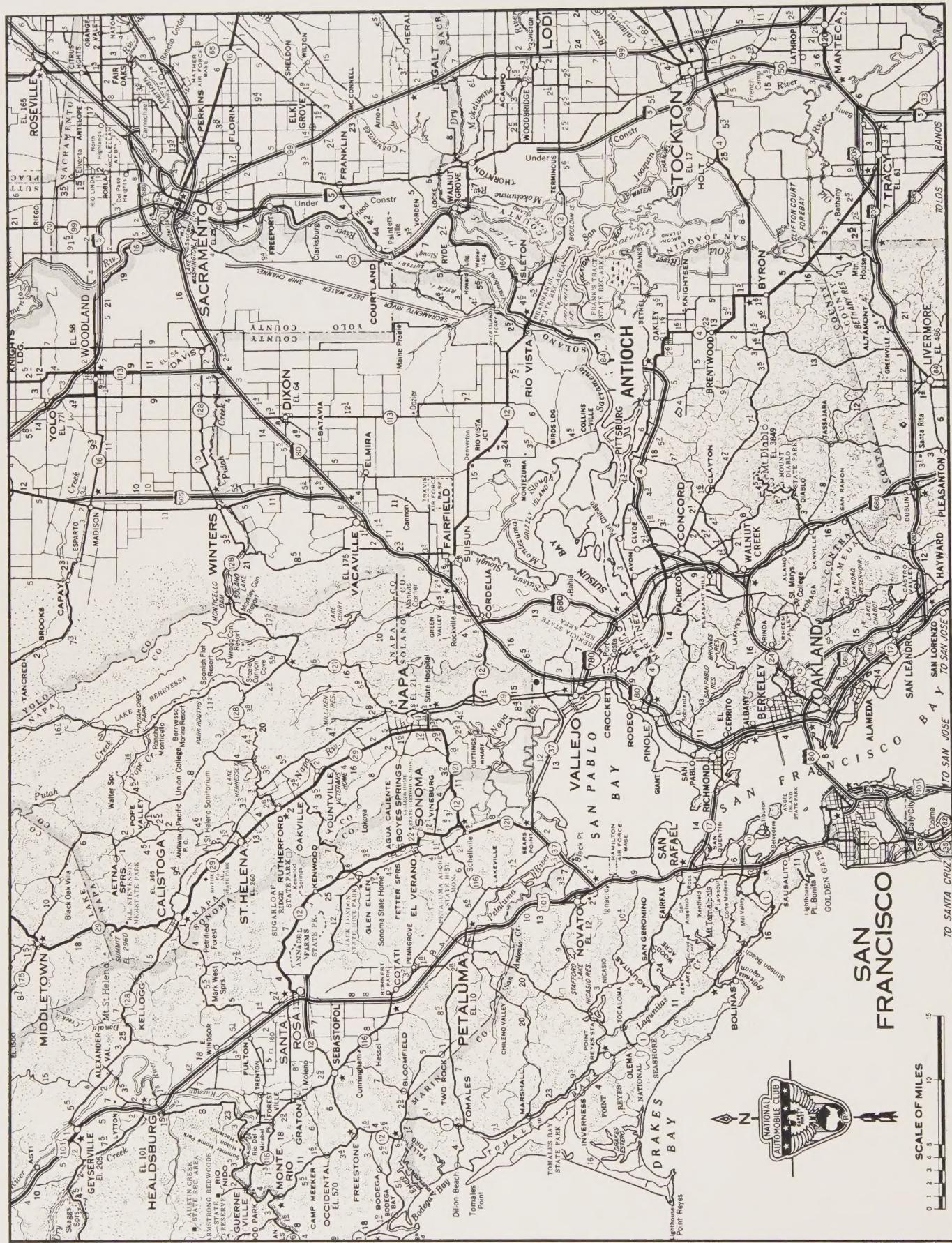
The execution and distribution of this Official Statement have been authorized by the City.

VERNE ROBERTS, *Mayor*  
City of Antioch, California

Dated: May 18, 1976

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Antioch and Vicinity.

Base map courtesy of  
the National Automobile Club

# INTRODUCTION

The City of Antioch was incorporated in the year 1872 as a small agricultural community, and has seen a continuing growth as it has become the center of Northern Contra Costa County's leading industrial area. Since 1960, the population of Antioch has increased 91 percent from 17,305 to the present population of 33,215.

The principal factor in the constant growth of the city has been the industrial development of the area. Since the early 1900's, the area along the south shore of the San Joaquin River in Northern Contra Costa County has attracted some of the nation's largest industrial firms. Among those firms which now have industrial plants in the Antioch area are: United States Steel Corporation, Dow Chemical Company, Crown Zellerbach Company, E. I. duPont de Nemours & Company, Fibreboard Paper Products, Johns-Manville Products, Kaiser Gypsum, and Continental Can Company. These are the largest of a group numbering more than 50 which are located here.

The incorporated area of the city is primarily composed of residential developments whose growth reflects the general upward economic trend of the San Francisco Bay Region and Contra Costa County in particular.

The \$500,000 1967 Water Revenue Bonds, Series B, presently being offered are the second series of

a total \$2,650,000 water revenue bonds authorized by the electorate at a special bond election held on April 12, 1966, and are issued in lieu of \$500,000 principal amount thereof which have been canceled. Series A Bonds in the amount of \$1,350,000 were issued in 1967, and there is presently outstanding \$1,195,000 principal amount of that issue. The proceeds of this Series B issue will be used primarily for the acquisition and installation of new pumps and appurtenant equipment to increase the water system pressure and further improve the overall reliability of the system. The improvements are described in greater detail in the "Enterprise" section of this Official Statement.

The bonds of Series A and Series B are water revenue bonds issued pursuant to the Revenue Bond Law of 1941 (and, for the Series B Bonds, Title 5, Division 2, Part 1, Chapter 3, Article 8 of the Government Code) and are secured by the gross revenues to be derived from the operation of the water system. On March 1, 1976, Ordinance No. 305-C-S adopted by the City Council became effective, increasing the overall water rates. Projected net revenues of the system for the first full year under the new rates are anticipated to provide more than 1.89 times coverage of estimated average total annual bond service.

# THE BONDS

## Authority for Issuance

The \$500,000 City of Antioch 1967 Water Revenue Bonds, Series B, are being issued pursuant to First Supplemental Resolution No. 76/72 adopted April 27, 1976 and to Resolution No. 2549A of the City Council of the City of Antioch adopted May 8, 1967, and the Revenue Bond Law of 1941 (Chapter 6, Part 1, Division 2, Title 5 of the California Government Code) and Title 5, Division 2, Part 1, Chapter 3, Article 8 of the California Government Code. The resolutions constitute the contract between the city and the purchasers of the bonds. Issuance of a total of \$2,650,000 of bonds was authorized by the voters of the city at a special bond election held on April 12, 1966. It is the intention of the City Council that no additional bonds will be issued prior to July 1, 1977, and then only if required, and subject to the earnings requirements provided in the Resolution of Issuance.

## Sale of Bonds

Bids for the purchase of the \$500,000 1967 Water Revenue Bonds, Series B, will be received by the City Council of the City of Antioch at 3:00 p.m.,

on Tuesday, June 8, 1976. Details as to the terms of the sale are included in the Official Notice of Sale adopted May 11, 1976.

## Description of the Bonds

The \$500,000 City of Antioch 1967 Water Revenue Bonds, Series B, will be dated July 1, 1976, and will be issued in denominations of \$5,000 each, numbered B1 to B100.

Interest on the bonds is payable on January 1, 1977, and semiannually thereafter on July 1 and January 1. Both interest and principal are payable at the San Francisco Main Office of the Bank of America N.T.&S.A., the fiscal agent for the city, or at paying agents of the city in New York and Chicago.

## Redemption Provisions

Bonds in the total amount of \$55,000, maturing on or before July 1, 1986, are not subject to call or redemption prior to their maturity dates.

The \$445,000 of bonds maturing on or after July 1, 1987, are subject to call and redemption on any interest payment date beginning July 1, 1986, as a whole, or in part in inverse numerical order at a redemption price equal to the principal amount and accrued interest to the date of redemption, plus a premium equal to one-quarter of one percent of such principal amount for each year or portion thereof from the date of redemption to the maturity date of the bond, not to exceed 3 3/4 percent.

## Maturity Schedule

The bonds will mature in the following amounts on July 1 of the years indicated:

## MATURITY SCHEDULE

Year	Amount	Year	Amount
1977 .....	\$ 5,000	1989 .....	\$ 10,000
1978 .....	5,000	1990 .....	10,000
1979 .....	5,000	1991 .....	15,000
1980 .....	5,000	1992 .....	15,000
1981 .....	5,000	1993 .....	15,000
1982 .....	5,000	1994 .....	15,000
1983 .....	5,000	1995 .....	15,000
1984 .....	5,000	1996 .....	15,000
1985 .....	5,000	1997 .....	20,000
1986 .....	10,000	1998 .....	20,000
1987 .....	10,000	1999 .....	85,000
1988 .....	10,000	2000 .....	90,000
		2001 .....	100,000

## Legal Opinion

All proceedings in connection with the issuance of the bonds are subject to the approval of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, bond counsel for the city. The unqualified opinion of Orrick, Herrington, Rowley & Sutcliffe attesting to the validity of the bonds, will be supplied free of charge to the original purchaser of the bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

## Tax Exempt Status

In the opinion of bond counsel, the interest on the bonds is exempt from all present Federal income taxes and from State of California personal income taxes under existing statutes, regulations, and court decisions, and the bonds are exempt from all California taxes except inheritance, gift, and franchise taxes.

## Registration

The bonds will be issued as coupon bonds and will be registrable only as to both principal and interest with the privilege of discharge from registration.

## Security

Bond principal and interest are payable from and secured by a first lien on the gross revenues of the Enterprise. Gross revenues include all income, receipts, or revenues derived from the operation of the Enterprise or arising out of the Enterprise or in any way incidental to the Enterprise, including interest on investment of reserve funds. The general fund of the city is not obligated for payment of bond principal and interest and there will be no recourse to the taxing power or property of the city for payment of the bonds. To assure sound fiscal operations of the city water system, special funds and accounts have been established as discussed on the following page.

## Creation of Special Funds

Resolution No. 2549A, the original resolution, provided for the creation of special funds and accounts for control of the proceeds of the water revenue bonds and the revenues of the Enterprise. These are listed below, with an indication of whether they are administered by the Fiscal Agent or the city. The tabulation also indicates the flow of funds from the Revenue Fund, into which all revenues of the Enterprise are initially deposited. A description of the special aspects of these funds appears on the following page under "Deposit and Application of Revenues."

## 1967 WATER REVENUE BOND FUNDS

Name of Fund	Held by	Priority in Transfers from Revenue Fund	Amount of Deposit From Bond Proceeds	Investment <sup>②</sup> Permitted
Water Revenue Fund .....	Fiscal Agent—City	—	—	Yes <sup>③</sup>
Water Revenue Bond Interest Account ....	Fiscal Agent	1	①	Yes <sup>③</sup>
Water Revenue Bond Principal and Sinking Fund Account .....	Fiscal Agent	2	—	Yes <sup>③</sup>
Water Revenue Bond Reserve Account ....	Fiscal Agent	3	⑥	Yes <sup>④</sup>
Water Maintenance and Operation Account	City	4	—	Yes <sup>③</sup>
Water Revenue Surplus Account .....	City	5	—	⑤
Water Revenue Bond Construction Fund ..	City	—	Balance <sup>⑦</sup>	Yes

① Interest to date of delivery of bonds.

② Investment in direct obligations of or negotiable obligations fully guaranteed by the United States of America with maturities as specified below in footnotes ③ and ④.

③ Maturing prior to time at which such funds are needed.

④ Maturing in not more than 12 years.

⑤ May be used for M & O, improvements, retirement of bonds, or any lawful purpose of the city.

⑥ Amount equal to maximum annual bond service to be deposited in the Bond Reserve Fund from bond proceeds.

⑦ Balance of bond proceeds after other deposits.

## Disposition of Bond Proceeds

The First Supplemental Resolution provides that the proceeds received by the city upon sale of the Series B Bonds are to be applied as follows:

### 1. Funds held by the Fiscal Agent:

(a) Accrued interest, if any, paid by the purchasers of the bonds is to be deposited in the Water Revenue Bond Interest Account.

(b) A sum sufficient to increase the balance then in the Reserve Account to an amount equal to the Maximum Annual Debt Service on the Series A and Series B Bonds shall be deposited in the Reserve Account.

### 2. Funds held by the city:

(c) The balance of the bond proceeds is to be deposited by the Director of Finance in the Construction Fund and used for the acquisition, improvement and financing of the improvements to the Enterprise including incidental expenses attendant thereto.

(d) Any balance remaining in the Construction Fund after the date of completion of the acquisition, construction, improvement and financing of the improvements to the Enterprise, and, with respect to any balance from the proceeds of the sale of the Series B Bonds, in any event no later than July 1, 1981, shall be transferred to the Fiscal Agent for deposit in the Reserve Account to the extent necessary at that time to restore the Reserve Account to the amount required, and any remaining balance shall be deposited in the Revenue Fund.

## Deposit and Application of Revenues

The original resolution provides that the city shall deposit all revenues of the Enterprise by the first day of each month with the Fiscal Agent for deposit in the Water Revenue Fund. All monies in the Water Revenue Fund are administered by the Fiscal Agent and set aside and deposited in or transferred by the Fiscal Agent to the following special funds and accounts in the order of priority indicated and to be withdrawn from said special funds and accounts only for the purposes set forth. Money in the Water Revenue Bond Interest Account and the Principal and Sinking Fund Account may be invested in negotiable securities issued or fully guaranteed by the United States of America which mature prior to the date when the funds are required.

1. *Water Revenue Bond Interest Account*—Each month the Fiscal Agent will transfer to the Interest Account an amount equal to at least one-sixth of the next interest payment due until sufficient funds have been accumulated to meet the payment.

2. *Water Revenue Bond Principal and Sinking Fund Account*—During each year when serial bonds are outstanding the Fiscal Agent will transfer monthly to the Bond Principal and Sinking Fund Account an amount equal to at least one-twelfth of the amount of bonds maturing on the following July 1, until sufficient funds have been accumulated to make the principal payment. Each month, beginning in June 1982, an amount equal to one-twelfth of the redemption price, including premium, of the minimum amount of Series A term bonds which must be called for redemption each year, will be deposited in a Series A Sinking Fund Account within the Bond Principal and Sinking Fund Account until sufficient funds have been accumulated for the next mandatory call of term bonds for redemption.

3. *Water Revenue Bond Reserve Account*—Under the terms of the resolution a Bond Reserve Account equal to the maximum annual bond service was created from the proceeds of the sale of the bonds and held by the Fiscal Agent:

The account can be used only to pay principal and interest on the bonds in the event no other funds are available for that purpose and, whenever drawn upon, must be replenished from the first available revenues. Moneys in the account may be used to retire the last outstanding bonds of the issue and may be invested in direct negotiable obligations of the United States of America or in negotiable obligations fully guaranteed as to both principal and interest by the United States of America maturing not more than 12 years from the date of purchase. Interest obtained by investment of the Bond Reserve Account will be deposited in the Revenue Account.

4. *Water Maintenance and Operation Account*—Monthly deposits of one-tenth the annual budgeted maintenance and operations costs are to be made into the Maintenance and Operation Account. The moneys in the fund are paid out by the city, as required, for operation and maintenance expenses.

5. *Water Revenue Surplus Account*—The Fiscal Agent is to pay to the City Treasurer for deposit in the Water Revenue Surplus Account all money remaining in the Revenue Fund after satisfying the requirements of items (1) to (4) inclusive. Money

in the Surplus Revenue Account may be used by the city for any of the following purposes:

- (a) For the costs of extensions, improvements, or customer connections to the Enterprise;
- (b) To pay any reasonable costs of maintenance and operation for which no adequate budgeted amount was provided;
- (c) For redeposit with the Fiscal Agent to be used to purchase bonds at public or private sale or to call and redeem bonds;
- (d) For any lawful purpose of the city.

## **Establishment of Fees, Rates, Tolls, and Charges**

The city covenants and agrees that as long as any bonds are outstanding it will fix and maintain fees, tolls and rates for water service which will produce annual net revenues equal to at least one and thirty one-hundredths (1.30) times the interest and principal and Sinking Fund payment, plus any Reserve Fund payments, required to be made in the next twelve months.

Annual net revenues are defined as gross revenues less annual maintenance and operation expenses. The latter includes the reasonable and necessary costs of maintaining and operating the Enterprise calculated on sound accounting principles including among other things the costs of administration, overhead, insurance, taxes (if any), refund payments and other similar costs, but without allowance for depreciation or obsolescence.

To insure collection of revenues the city agrees to collect such fees, tolls, rates or charges upon bills, and to provide for the discontinuance of water service in the event of failure to pay any bill subsequent to delinquency.

## **Ratio of Actual Net Revenues to Maximum Annual Bond Service**

During fiscal year 1974/75, the most recent fully audited year, net revenues of the City of Antioch Water System exceeded the estimated maximum total annual bond service shown in Table 1 by approximately \$2,200.

This coverage was based upon revenues of the water system derived from rates and charges in effect prior to March 1, 1976. On that date Ordinance No. 305-C-S became effective, raising the rate structure of the system.

It has been estimated by the City's consulting engineers that had the current rate structure been in effect during the 1974/75 fiscal year, net revenues would have amounted to \$253,658, or 1.90 times coverage of the estimated \$133,615 maximum annual bond service and 2.10 times coverage of estimated average annual bond service. In accordance with the parity bond covenants of the Original Resolution, the earnings test allows the application of 75% of net revenues which would have been realized from the rate increase. When applying this formula, net revenues would have been \$220,772, or 1.65 times coverage of maximum annual bond service, and 1.82 times coverage of average annual bond service.

The effect of this increase is examined in detail in following sections of this statement under the headings of "Water Rates" and "Estimated Revenues, Expenses and Bond Coverage." It is anticipated that the new rate structure will result in average net revenues of \$236,200 during the first five years of the bond issue that will provide 1.76 times coverage of the estimated maximum annual debt service.

## **Additional Bonds**

No additional bonds with a priority over these bonds may be issued. However, a total of \$2,650,000 of water revenue bonds was authorized by the voters of the city at the April 12, 1966 election. In addition to the \$1,195,000 Series A outstanding, the city has the authority to issue an additional \$800,000 of parity bonds without another election. The resolution of issuance provides that additional bonds secured by the same revenues as the 1967 bonds may be issued on a parity with the 1967 bonds under the following conditions:

1. The city must not be in default at the time of issue of additional bonds and the additional bonds must be authorized by a majority vote at a city bond election, unless the additional bonds are refunding bonds.
2. Additional bonds must mature on July 1 of each year, and provision must be made for the payment and retirement of the additional bonds on or before their respective maturity dates.
3. The Bond Reserve Account must be increased, if necessary, to an amount equal to the maximum annual bond service on all bonds outstanding in any one year thereafter.

4. The actual annual net revenues of the Enterprise for the preceding 12 months, plus 75 percent of any additional average annual net revenues estimated to be produced by reason of rate increases or additional facilities during the first 36 months in which the additional facilities are in operation, must equal at least 1.30 times the maximum annual debt service to become payable in any calendar year thereafter on the outstanding bonds and the additional bonds. The estimate of additional net revenues must be made by a qualified independent engineer appointed by the city and satisfactory to the Fiscal Agent.

If additional bonds are issued for the purpose of refunding and retiring bonds of this authorization, then bond service on the bonds to be refunded and retired shall be excluded from the above computations.

## **Additional Covenants**

In addition to the covenants cited above, the resolution contains other covenants under which the city agrees:

1. To complete the acquisition and improvement of the Enterprise and to acquire, construct, and improve the Enterprise in a sound and economical manner.

2. To operate the water system efficiently and economically and to maintain it in good repair and working order.

3. To protect the security of the bonds and the rights of the bondholders, to defend those rights against all claims and demands of others, and to pay all claims which, if unpaid, might impair the security of the bonds.

4. To keep proper books of record and accounts and to file with the Fiscal Agent annually, within 120 days after the end of each fiscal year, a detailed balance sheet and statement of revenues and disbursements (prepared by an independent public accountant), a schedule of rates and a report of the physical condition of the system, and to publish annually a summary of the financial statement.

5. Not to mortgage or otherwise encumber or permit to be encumbered the Enterprise or any of its revenues or enter into any agreement which impairs the operation of the Enterprise.

6. To maintain insurance against loss of or damage to the Enterprise and fidelity bonds covering all officers and employees who handle funds of the Enterprise.

7. To require by ordinance that all owners of premises connected to the Enterprise must pay the fees, tolls, and rates charged by the city, to discontinue service in the event of failure to pay any bill subsequent to delinquency and not to furnish any free water.

8. Not to construct or permit, within its authority to do so, construction or operation of any water system competitive with the Enterprise.

## **Estimated Annual Bond Service**

Table 1 presents an estimate of total annual bond service on the outstanding \$1,195,000 Series A Water Revenue Bonds and the \$500,000 Series B Bonds currently being offered for sale, based on an interest rate of 7½ percent on the Series B Bonds. The estimated average annual bond service is approximately \$120,710.

**Table 1****CITY OF ANTIOCH****1967 Water Revenue Bonds, Series A and Series B****Actual and Estimated Annual Bond Service**

Fiscal Year Ending June 30	Series A Actual Bond Service①	\$500,000 Series B Estimated Bond Service			Estimated Total Series A & B Bond Service
		Principal July 1	Interest @ 7½ %	Principal and Interest	
1977 .....	\$82,640	\$ —	\$18,750	\$ 18,750	\$101,390
1978 .....	81,178	5,000	37,312	42,312	123,490
1979 .....	84,797	5,000	36,937	41,937	126,734
1980 .....	83,309	5,000	36,562	41,562	124,871
1981 .....	81,822	5,000	36,187	41,187	123,009
1982 .....	85,228	5,000	35,812	40,812	126,040
1983 .....	83,528	5,000	35,437	40,437	123,965
1984 .....	88,241	5,000	35,062	40,062	123,803
1985 .....	91,153	5,000	34,687	39,687	130,840
1986 .....	88,878	5,000	34,312	39,312	128,090
1987 .....	86,403	10,000	33,750	43,750	130,153
1988 .....	89,040	10,000②	33,000	43,000	132,040
1989 .....	86,427	10,000②	32,250	42,250	128,677
1990 .....	88,803	10,000②	31,500	41,500	130,303
1991 .....	85,953	10,000②	30,750	40,750	126,703
1992 .....	88,066	15,000②	29,812	44,812	132,878
1993 .....	89,928	15,000②	28,687	43,687	133,615
1994 .....	86,603	15,000②	27,562	42,562	129,165
1995 .....	88,204	15,000②	26,437	41,437	129,641
1996 .....	89,553	15,000②	25,312	40,312	129,865
1997 .....	85,789	15,000②	24,187	39,187	124,976
1998 .....	86,912	20,000②	22,875	42,875	129,787
1999 .....	—	20,000②	21,375	41,375	41,375
2000 .....	—	85,000②	17,437	102,437	102,437
2001 .....	—	90,000②	10,875	100,875	100,875
2002 .....	—	100,000②	3,750	103,750	103,750

① Including premium payments on minimum call of term bonds commencing in 1983.

② Callable on or after July 1, 1986.

# THE ENTERPRISE

## Existing Facilities

The City of Antioch owns and operates its complete water system, supplying treated water to the entire area within its city limits and to residential users outside the city. The system is operated as a fully self-supporting utility under the direction of the Superintendent of Utilities. Operation and maintenance functions are performed by city employees and some administrative and customer account functions are performed by members of the administrative department of the city.

The system now serves 9,934 water customers, all of which are metered. Since 1960, when there were 5,054 customers served, the number of new connections each year has averaged approximately 300.

The two principal sources of water supply for the city are the San Joaquin River and the Contra Costa Canal, which is owned by the U.S. Bureau of Reclamation. The water obtained from the river is free of charge, but the Contra Costa County Water District, the agency which administers the canal water, maintains a wholesale water rate schedule which is applicable to municipal customers such as the City of Antioch.

Raw water is stored in a 735-acre-foot municipal reservoir. This reservoir provides supply reliability and volume for regulating storage during periods when water pumping exceeds consumption. The reservoir also serves the secondary purposes of flood control and impoundment of local runoff.

Treatment of water for the system is accomplished at a water treatment plant which was put into operation in 1947. In 1968, the plant capacity was increased from eight million gallons per day to twenty million mgd maximum.

The treated water distribution system is divided into two service zones which are based primarily on ground elevations. One of the zones is served by two one-million-gallon storage reservoirs and

water flows into the service area via a 24-inch feeder main. The other zone is served by 500,000 and 3,000,000 gallon tanks located at the water treatment plant site.

## Water System Revenues and Expenses

Table 2 reviews the history of water system revenues and expenses for the years 1969/70 through 1973/74, as reported to the State Controller. This table is followed by a summary of the operations of the system for the year 1974/75, as excerpted from the Water Utility Fund Audit prepared by the city's independent certified public accountant and reviewed in their notes to the financial statements. These revenues were derived on the previous rate schedule and do not reflect the higher schedules now in effect.

It is estimated by the city's consulting engineers that operations of the water system for the year ending June 30, 1976 will result in net revenues of approximately \$174,000.

This estimate is based upon actual revenues of \$599,382 during the first eight months of this fiscal year, and takes into account the rate increase which went into effect March 1, 1976. The results are projected as follows:

## Projection of 1975/76 Water System Operations

Water Revenues .....	\$886,400
Operation and Maintenance Expense .....	712,400
Net Revenue .....	\$174,000

If realized, as indicated, this \$174,000 Net Revenue amount will provide 2.06 times coverage of the \$84,290 Series A bond service in the year ending June 30, 1976.

**Table 2****CITY OF ANTIOCH****Water System Revenues and Expenses As Reported to the State Controller**

	1969/70	1970/71	1971/72	1972/73	1973/74
<b>REVENUES</b>					
Water Sales .....	\$517,015	\$528,320	\$541,182	\$561,168	\$606,279
Other Income .....	2,692	25,895	61,852	52,392	40,811
<b>Total Operating Revenue .....</b>	<b>\$519,707</b>	<b>\$554,215</b>	<b>\$603,034</b>	<b>\$613,560</b>	<b>\$647,090</b>
<b>OPERATING EXPENSES</b>					
Source of Supply .....	10,500	40,001	23,056	66,842	60,102
Pumping .....	34,299	31,271	34,523	26,814	38,828
Treatment .....	82,097	90,973	103,512	180,015	197,510
Transmission and Distribution .....	136,513	138,992	130,932	148,332	156,574
Customer Accounts .....	25,171	26,515	29,289	39,096	37,822
Administrative and General .....	21,592	15,255	15,464	11,596	12,731
<b>Total Operating Expense .....</b>	<b>\$310,172</b>	<b>\$343,007</b>	<b>\$336,776</b>	<b>\$472,695</b>	<b>\$503,567</b>
<b>NET OPERATING REVENUE AVAILABLE FOR BOND SERVICE .....</b>					
<b>NET OPERATING REVENUE AVAILABLE FOR BOND SERVICE .....</b>	<b>\$209,535</b>	<b>\$211,208</b>	<b>\$266,258</b>	<b>\$140,865</b>	<b>\$143,523</b>
Bond Service .....	\$ 76,331	\$ 81,006	\$ 79,588	\$ 78,806	\$ 82,250
Bond Service Coverage Ratio .....	2.74	2.60	3.34	1.78	1.74

**CITY OF ANTIOCH WATER UTILITY FUND****Summary—Year Ended June 30, 1975**

Gross Revenue .....		\$757,789
Add:		
CETA VI Programs .....	\$ 4,463	
Interest .....	5,433	
Other .....	3,854	13,750
		771,539
Less:		
Water meter installations .....	3,986	
Connection Fees .....	17,245	21,231
		572,359
Operating Expenditures .....		572,359
Add:		
Transfer to general fund .....		100,000
		672,359
Less:		
Capital Expenditures .....		57,915
		614,444
<b>NET REVENUE AS DEFINED IN BOND RESOLUTION</b>		
Debt Service Requirement .....		\$135,864
Debt Service Coverage Ratio .....		\$ 80,875
		1.68

## Projected Revenues, Expenses and Coverage Ratios

Projected revenues and expenses of the city water system for the five-year period from July, 1976, through June 30, 1981 are shown in Table 3. Revenue projections are based upon the newly-adopted rates and connection charges, and upon an estimated growth of 300 new connections each year. In addition, industrial water consumption is estimated to increase at the rate of approximately three percent per year.

Operation and maintenance expenses are estimated to average 78% of gross revenues each year to reflect increased costs in personnel, materials and water supply. The estimated annual bond service payments are taken from Table 1.

Based on estimated revenues, expenses and annual bond service, the net coverage ratio on the Series A and Series B bonds will range from 2.25 to 1.82 for the four years, and it is estimated that the fifth year will provide 1.89 coverage of the estimated maximum annual bond service (\$133,615) which should occur in the year 1992/93.

**Table 3**  
**CITY OF ANTIOCH WATER SYSTEM**  
**Projected Revenues, Expenses and Coverage Ratios**

Year Ending June 30	Gross Operating Revenue	O & M Expense	Net Revenue	Estimated Bond Service	Coverage Ratio
1977 .....	\$ 983,600	\$755,300	\$228,300	\$101,390	2.25
1978 .....	1,023,000	798,000	225,000	123,490	1.82
1979 .....	1,064,000	830,000	234,000	126,734	1.84
1980 .....	1,106,000	865,000	241,000	124,871	1.92
1981 .....	1,150,000	897,000	253,000	133,615①	1.89

① Maximum annual bond service, estimated to occur in the year 1992/93.

## Water Production and Consumption

The following table presents a summary of the city water system water production, water consumption, and average consumption per active service connection.

### CITY OF ANTIOCH

#### Water Production and Consumption

	1970/71	1971/72	1972/73	1973/74	1974/75
Water production (million gal.) .....	1,730	2,100	2,143	2,232	2,277
Water consumption (million gal.) .....	1,696	2,058	2,101	2,118	2,232
Average number of service connections .....	8,600	8,821	9,161	9,540	9,690
Consumption per average connection (thousand gal.) .....	197.2	233.3	229.3	229.3	230.3

## Water Rates

Present water rates consist of a minimum bi-monthly meter rate plus the quantity rate for water used. Outside city rates are twice the amount of the inside rates.

### Minimum Bi-Monthly Meter Rate

5/8" x 3/4" and 1" meter .....	\$ 4.00
1 1/2" meter .....	6.00
2" meter .....	8.50
3" meter .....	14.00
4" meter .....	22.00
6" meter .....	42.00
8" meter .....	66.00
10" meter .....	98.00

### Quantity Rates

Quantity (Cubic Feet)	Rate
First 10,000 .....	\$0.28 per 100 cubic feet
Over 10,000 .....	0.24 per 100 cubic feet
All untreated water ....	0.19 per 100 cubic feet

### Connection Fees

Residential	Non-Residential
Single Dwelling —\$270	Based upon meter size
Duplex — 540	Range from \$270 to \$12,230
Additional units over two — 165	

## The Improvement Program

The City of Antioch is proceeding with the improvement of its water system in conformance with a basic plan prepared by Brown and Caldwell, the City's consulting engineers. The proceeds of the Series A bonds were utilized to increase water treatment capacity, build raw and treated water conduits, and construct new storage and pumping capacity.

The proceeds of the Series B bonds will be used primarily to improve the reliability of water pressure in the Zone I sector of the City. A summary of the disposition of bond proceeds is presented below.

### CITY OF ANTIOCH SERIES B BOND WATER IMPROVEMENT PROJECT

#### Cost Estimates

Zone I Pump pressure improvement station	\$355,000
Pump for Zone II transmission and pressure improvement .....	17,000
Transmission and distribution main improvements and contingencies .....	103,000
Project Costs .....	\$475,000
Bond Discount .....	\$10,000
Legal and Financing .....	15,000
Amount of Bond Issue .....	\$500,000

# FINANCIAL DATA

## Assessed Valuation

The City of Antioch uses the facilities of Contra Costa County for the assessment and collection of taxes for municipal purposes. City taxes are assessed and collected at the same times and on the same tax rolls as are county, school and special district taxes. Taxes are payable in two installments on November 1 and February 1 and become delinquent December 10 and April 10.

The State Board of Equalization reports the 1975/76 Contra Costa County valuations to average 26.1 percent of full value, except for public utility property, which is assessed by the state at 25 percent of full value.

Under provisions of the State Constitution and legislation adopted in 1968, two additional types of exemptions were authorized beginning in the tax year 1969/70. The first of these exempts 50 percent of the assessed valuation of business inventories from taxation. The second provides for exemption of \$1,750 of the assessed valuation of an owner-occupied dwelling for which application has been made to the County Assessor.

Revenue estimated to be lost to local taxing agencies due to such exemptions is reimbursed from state sources. The reimbursement is based upon total taxes due upon these exempt values and therefore is not reduced by any amount for estimated delinquencies.

Following is the 1975/76 assessed valuation of the City of Antioch as reported by the Contra Costa County Assessor, before provision for the two exemptions described above.

## CITY OF ANTIOCH

### Assessed Valuation 1975/76\*

Secured roll .....	\$85,455,031
Unsecured roll .....	5,558,551
Utility roll .....	4,690,330
	\$95,703,912

\*Includes state reimbursable business inventory exemptions, \$1,679,605; homeowners exemptions, \$12,601,400.

The city's assessed valuation for the preceding five years is presented below.

## CITY ASSESSED VALUATIONS

Tax Year	Taxable Assessed Valuation	Homeowners and Business Inventories Exemptions	Assessed Valuation for Revenue Purposes
1970/71 .....	\$43,614,816	\$ 4,045,353	\$47,660,169
1971/72 .....	45,837,906	4,252,729	50,000,635
1972/73 .....	49,222,797	4,446,441	56,669,238
1973/74 .....	51,619,081	12,006,050	63,625,131
1974/75 .....	76,282,078	13,644,955	89,927,033

## Tax Rates

The city tax rate per \$100 assessed valuation for the 1975/76 fiscal year is \$1.209, a reduction of 88 cents from the 1974/75 tax rate. This reduction is made possible by the fact that fire protection services throughout the city are now the responsibility of the Riverview Fire Protection District, a consolidated district formed July 1, 1975.

### CITY OF ANTIOCH

#### Total Tax Rates, 1971/72-1975/76

Agency	1971/72	1972/73	1973/74	1974/75	1975/76
Contra Costa County .....	\$ 3.204	\$ 2.733	\$ 2.830	\$ 2.770	\$ 2.849
City of Antioch .....	3.002	2.863	2.763	2.089	1.209
Antioch Unified School District .....	5.888	5.419	5.194	4.925	4.706
Contra Costa Community Colleges .....	.864	.922	.898	.805	.727
County School Services .....	.153	.134	.158	.195	.225
Bay Area Rapid Transit .....	.657	.614	.587	.512	.449
East Bay Regional Parks .....	.103	.154	.159	.194	.198
Contra Costa Water .....	.040	.040	.040	.059	.071
County Water Agency .....	.008	.010	.010	.017	.004
County Flood Control .....	.020	.020	.020	.020	.020
Bay Area Air Pollution .....	.019	.016	.017	.016	.015
Mosquito Abatement .....	.024	.021	.021	.025	.019
Riverview Fire District .....	—	—	—	—	.666
Total, All Rates .....	\$13.182	\$13.046	\$12.697	\$11.627	\$11.156

Source: County Auditor-Controller.

### Tax Levies and Delinquencies

The city's rate of secured tax delinquency has averaged a favorable 1.75 percent over the past five

There are three tax rate areas in the city. However, all tax rates are uniform throughout the city. A five-year history of all tax rates is presented in the tabulation below. The 1975/76 total rate of \$11.156 is the lowest average rate for any city in Contra Costa County.

### CITY OF ANTIOCH

#### Secured Tax Levies and Delinquencies

Fiscal Year	Secured Tax Levy	Collections, as of June 30	Delinquent June 30	Percent Delinquent
1970/71 .....	\$4,874,387	\$4,812,234	\$ 62,153	1.28%
1971/72 .....	5,697,877	5,614,257	83,620	1.47
1972/73 .....	6,143,187	6,075,015	68,172	1.11
1973/74 .....	6,324,317	6,179,066	145,251	2.30
1974/75 .....	8,539,079	8,317,748	221,331	2.59

Source: County Auditor-Controller.

Contra Costa County operates under provisions of Revenue and Taxation Code Sections 4701-4717 by which entities in the county may receive their total secured tax levies regardless of actual payments and delinquencies. The county establishes a delinquency reserve and assumes responsibility for all secured delinquencies. At the right is a record of secured tax levies and delinquencies for the entire county. As of June 30, 1975, the county's guarantee fund had a cash balance of \$7,515,195.

## Revenues and Expenditures

The following table presents a summary of general city revenues and expenditures as reported to the State Controller for the past five years. Water system operations are presented separately in Table 2 of this official statement.

## CONTRA COSTA COUNTY Tax Levies and Delinquencies

Fiscal Year	Total Secured Tax Levy	Amount Delinquent June 30	Percent Delinquent June 30
1970/71 ....	\$201,084,408	\$3,666,637	1.82%
1971/72 ....	223,579,827	4,058,140	1.82
1972/73 ....	235,709,379	3,896,245	1.65
1973/74 ....	239,381,720	3,749,301	1.56
1974/75 ....	261,860,435	5,283,952	2.01

Source: County Auditor-Controller.

**Table 4**  
**CITY OF ANTIOCH**  
**Revenues and Expenditures**

	1970/71	1971/72	1972/73	1973/74	1974/75
<b>Revenues</b>					
Property Taxes .....	\$ 989,656	\$1,356,783	\$1,407,185	\$1,426,499	\$1,614,199
Sales Taxes .....	482,488	564,489	673,456	826,306	956,749
Other Taxes .....	100,689	96,307	146,372	152,148	157,924
Licenses & Permits .....	65,460	96,440	83,490	77,576	49,454
Fines & Penalties .....	26,504	45,144	66,789	68,783	77,433
Use of Money and Property .....	75,920	68,818	92,786	175,149	150,328
From Other Agencies .....	711,530	1,113,361	1,142,166	1,468,979	1,628,744
Current Service Charges .....	637,877	526,773	632,669	678,716	689,989
Other Revenue .....	58,217	105,221	80,119	57,308	139,537
Total Revenues .....	\$3,148,341	\$3,973,336	\$4,325,032	\$4,931,464	\$5,464,357
<b>Expenditures</b>					
General Government .....	\$ 701,720	\$ 822,556	\$ 925,851	\$1,046,729	\$1,226,074
Public Safety .....	1,143,491	1,449,257	1,629,849	1,773,317	2,100,180
Public Works .....	1,019,696	1,117,715	1,174,514	1,398,732	2,205,402
Health Services .....	3,487	—	—	—	—
Parks and Recreation .....	326,325	292,198	307,161	362,884	522,818
Total Expenditures .....	\$3,194,719	\$3,681,726	\$4,037,375	\$4,581,662	\$6,054,474
Capital Outlays* .....	\$ 572,236	\$ 523,610	\$ 468,971	\$ 663,968	\$1,127,071

\* Included in Expenditures.

## **City Employee Retirement Program**

The City's employees are members of the State of California Public Employees Retirement System and contributions of employees and the City are paid to this fund. The City's pension expense for the year ended June 30, 1976, was \$289,491, including an amount required for amortization of prior service costs over a period of twenty-five years.

The State of California Public Employees' Retirement System was originally established in 1931. The System is governed by an eleven member Board of Administration. Administrative functions are carried out under the direction of an Executive Officer with a current staff of approximately 475. As of June 30, 1975, there were 535,786 members of which approximately 10% are classified as "safety" members (principally fire and police duties) and the balance are classified as "miscellaneous" members (management, administrative, staff, operational and clerical employees).

Approximately 33% of the members are state personnel and the balance (67%) are public agency personnel. As of June 30, 1975, the System provided retirement, death and survivor benefits under 901 contracts for about 1,900 public agency employees (cities, counties, and other public agencies) with 356,517 members. The System's funding is by employer and employee contributions together with investment income. Contributions fluctuate yearly depending on the number of members and their respective salary schedules. The annual contribution by the State of California for the 1974 and 1975

fiscal years, as reported by the State Controller, was \$162,649,578 and \$231,057,854, respectively. The System's financial statements are prepared on an accrual basis of accounting and the System's auditor is Coopers and Lybrand, Sacramento, California. Citicorp Investment Management, Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being conducted no less than every four years.

Total assets of the System at June 30, 1975 were \$7,010,663,041, according to the Annual Report of the State Controller. Of this amount, net assets of \$6,970,264,122 were available for benefits. Comparable figures for June 30, 1974 were \$6,233,924,599 and \$6,207,963,069, respectively. The unfunded obligation of the System was determined to be \$4,907,998,387 at June 30, 1974 by the independent auditors. This represents the present value of future state contributions of approximately \$2.8 billion and other member contributions of approximately \$2.1 billion. The total unfunded obligation does not take into account the provisions of Chapter 187, Statutes of 1975, which prescribed a new increased contribution rate by the state with respect to state miscellaneous members. The comparable amount for June 30, 1975 is not available.

The amount of the respective unfunded liabilities will vary from time to time depending upon the actuarial assumptions utilized, rates of return and salary scales. The present System policy is designed to satisfy the unfunded obligation by the year 2000.

# THE CITY

The City of Antioch is located on the south shore of the San Joaquin River in northern Contra Costa County, approximately 50 miles east of San Francisco. It is situated in the midst of a major industrial complex, with some of the nation's largest corporations producing a wide variety of manufactured goods in local plants. The city covers an area of approximately nine square miles, and has a present population exceeding 33,000.

Antioch was originally incorporated in 1872, and operates under provisions of the state constitution as a general law city. The City Council consists of four members elected at large for four-year alternating terms. The Mayor is elected at large for a four-year term.

The city adopted the council-manager form of government in 1948. The City Manager is responsible for the administration of the city and all salaried employees. Mr. Thomas Oglesby has served in this capacity since October 1970. The City Clerk and City Treasurer are elected officials, and the City Attorney is appointed by the Council.

The city adopted a General Plan in April 1975. This document will guide the future growth and development of the city. As of July 1, 1975 the city fire department was consolidated with that of the

City of Pittsburg, forming the new Riverview Fire Protection District. This development is expected to afford considerable savings for both cities.

## Population and Housing

The population of Antioch at April 1975 was 33,215, according to a special census of all cities in the county conducted by the County Planning Department and the State Department of Finance. This was an increase of 5,155 over the April 1970 U.S. Census. The city gained 18.4 percent, while the countywide increase was 4.9 percent during the five years.

Antioch has experienced an above average rate of growth since 1950, as reflected in the accompanying tabulation of federal census totals for the city and for the county. The city's high growth rate is expected to moderate in the future, in accordance with guidelines established by the General Plan, with population stabilizing at approximately 60,000 persons by the year 2000.

Over 80 percent of all housing units in the city are single family dwellings, and nearly two-thirds are owner-occupied, based on returns in the 1970 Census of Housing. This pattern has continued since 1970 (see Construction).

## POPULATION GROWTH

Census Year	City of Antioch	Percent Increase	Contra Costa County	Percent Increase
1940 .....	5,106	—	100,450	—
1950 .....	11,051	116.4%	298,984	197.6%
1960 .....	17,305	56.6	409,030	36.8
1970 .....	28,060	62.1	555,805	35.9

Source: U.S. Bureau of the Census.

## Industry

The northern shore line of Contra Costa County, from Antioch westward to San Francisco Bay, has become established as a center of medium and heavy industry. Deepwater transportation, good main line rail facilities, a plentiful supply of power, and the availability of desirable sites have brought about the location of plants of such nationally-known firms as U.S. Steel, E. I. duPont de Nemours, Crown Zellerbach Corp. and many others. Within a ten-mile radius of Antioch there are 16 industrial plants employing more than 100 persons at each plant.

The Pittsburg Works of the United States Steel Corporation, located approximately four miles west of Antioch, is the area's largest employer, with approximately 3,000 employees. The facilities of the plant include a pipemill, sheet finishing, tin finishing and cold reduction departments, rolling mills, nail mill, wire mill, wire rope mill, and a 1,000-foot-long deep-water dock. The plant is served by three railroads and contains 15 miles of track. Products are also shipped by ocean-going vessels and truck transportation is provided over State Highways 4 and 24.

Fibreboard Corporation employs approximately 600 persons in its varied operations in the Antioch

area. The company operates many facilities including a carton mill, a paper stock board mill, an ink plant, and a research and development facility.

West of Antioch the Dow Chemical Company employs approximately 800 persons in the manufacturing of various agricultural, mining, and industrial chemical products.

Three miles east of Antioch, E. I. duPont de Nemours and Company operates plants engaged in the production of "Freon" refrigerant and aerosol propellant, tetraethyl lead gasoline additive, and titanium dioxide. The latter of these products utilizes ore imported from Australia. The company employs more than 400 people and its buildings occupy 60 acres of a 540-acre site.

Crown Zellerbach operates four manufacturing plants within the immediate vicinity of Antioch. These plants produce Kraft paper, multiwall paper bags, tissue paper products, and corrugated boxes. The company constructed and operates a deep-water ship-turning basin for its own use and for the use of other nearby industries. The deep-water dock facilities are utilized in the handling of the large quantities of wood pulp which is the principal raw material used in the manufacture of many of the

E. I. duPont de Nemours and Company chemical plant.





Fibreboard Paper Products, San Joaquin Division.

company's products. The total number of employees of this firm in the Antioch area is estimated to be 900.

One mile east of the city, Kaiser Gypsum Company operates a gypsum wallboard plant and plaster mill. Kaiser employs about 100 persons at this 38-acre site. Raw gypsum is transported from Mexico to the plant by ship and is unloaded at dock facilities on the San Joaquin River. The plant has the capacity to annually produce 250,000,000 square

feet of gypsum board products and 20,000 tons of plaster for the building industry.

There are two large food processing plants in Antioch. Hickmott Foods, Inc. packs apricots, asparagus, and tomato products, employing up to 500 people during harvest operations. Tillie Lewis Foods, Inc. is a subsidiary of the Ogden Corporation, and processes tomatoes and tomato products. Employment ranges from 200 to 1500 during the year. This firm has announced that local food packing operations will be transferred to Stockton after

Kaiser Gypsum Company wallboard plant and plaster mill.



the 1976 pack. Disposition of the local plant is not known at this time.

The Glass Containers Corporation has a manufacturing plant immediately west of the city. Approximately 200 people are employed in the production of many types of glass jars and containers.

One of the nation's largest steam-electric generating plants is located two miles east of Antioch. This 1,270,000 kilowatt capacity plant is owned and operated by the Pacific Gas and Electric Company and is a major source of electric power in the company's northern California operation. The plant employs approximately 100 persons on a three-shift basis.

The city's General Plan provides 2,172 acres for industrial use, including 575 acres earmarked for light industry complexes.

A list of the largest industrial employers in Antioch and immediate vicinity appears on page 19.

## Employment

More than 90 percent of employed persons in the city work in Contra Costa County, according to the 1970 Census, and about half this number work in the Antioch-Pittsburg area.

The State Department of Employment Development reports that Contra Costa County employers provided jobs for more than 145,000 nonagricultural employees and an additional 3,000 farm workers in 1974. Approximately 25 percent of all non-farm workers are in trade, 23 percent in government, 18 percent in manufacturing, and 17 percent in services. The pattern of employment since 1971 is shown in the following summary by industrial category.

Between 1971 and 1974, the greatest employment increases were noted in trade services and government. Electrical machinery and transportation equipment manufacturers reported substantially higher payrolls over 1971 levels.

## ANTIOCH AND VICINITY

### Largest Industrial Employers

#### 100 or More Employees

Company	Product/Service	No. of Employees
<b>Antioch area:</b>		
American Bridge Division, U. S. Steel Corp. ....	Structural steel	150
Crown Zellerbach Corp. ....	Kraft, paperboard	900
E. I. duPont de Nemours & Co. ....	Refrigerants, solvents	400
Fibreboard Corp.—Pulp Mill ....	Kraft liner	575
Glass Containers Corp. ....	Glass bottles, jars	350
Hickmott Foods, Inc. ....	Canned foods	50-500
Kaiser Gypsum ....	Wallboard	100
Tillie Lewis Foods, Inc. ....	Tomato products	200-1,500
<b>Pittsburg area:</b>		
Continental Can Co., Inc. ....	Fibre drum containers	156
Continental Can Co., Inc. ....	Tin, aluminum plate	250
Dow Chemical Co. ....	Chemical manufacuring	800
Interpace Corp. ....	Refractories	100
Johns-Manville Corp. ....	Asphalt roofing, paper products	302
Triangle Conduit & Cable Co. ....	Tubing, conduit	100
U. S. Steel Corp.-Pittsburg Works ....	Steel products	3,000

Source: County Development Association.

## CONTRA COSTA COUNTY

### Nonagricultural Employment 1971-74

Industry	1971	1972	1973	1974
Construction . . . . .	9,900	9,000	10,800	8,600
Manufacturing . . . . .	25,400	25,300	26,000	26,500
Metals . . . . .	5,300	4,800	4,800	4,500
Food products . . . . .	3,000	3,100	2,500	2,400
Paper, printing . . . . .	3,600	3,200	3,400	3,400
Chemicals, petroleum . . . . .	8,500	8,400	8,500	8,400
Other . . . . .	5,000	5,800	6,800	7,800
Transportation, communications, utilities . . . . .	9,200	9,400	10,000	10,100
Trade . . . . .	30,400	32,400	34,700	36,400
Finance, insurance, real estate . . . . .	4,700	5,300	5,600	6,400
Services . . . . .	21,400	21,500	23,500	24,500
Government . . . . .	30,200	30,500	32,200	33,100
Other . . . . .	200	100	200	300
Total . . . . .	131,400	133,400	143,000	145,900

Source: California Department of Employment Development.

Crown Zellerbach Corporation manufacturing plant and dock facilities.



## Commerce

Commercial activity throughout the city has intensified in recent years as new shopping centers have been developed at locations convenient to the larger subdivisions.

Three new shopping centers near the intersection of State Highway 4 and Somersville Road, in the western part of the city, have businesses totaling more than 700,000 square feet. Largest of these is the County East Shopping Center, with a total floor area of more than 400,000 square feet. The principal tenants here include Sears, Montgomery Ward, and Mervyn's retail stores, Central Bank, Citizens

Savings and Loan, Safeway Stores, Value Giant, and numerous service establishments. Parking for 2,500 cars is provided. Adjacent facilities include a Kaiser hospital and clinic, a banquet center, bowling lanes, and restaurants.

Following is a five-year record of taxable sales in Antioch, as reported by the State Board of Equalization. Total commercial activity is larger than the record indicates, since sales of non-taxable items, principally food for home consumption, are not included. Since 1971, the number of sales outlets in the city has increased by 33 percent.

## CITY OF ANTIOCH

### Taxable Sales (000's omitted)

	1971	1972	1973	1974	1975 (6 Mos.)
<b>Retail stores:</b>					
Apparel stores .....	\$ 2,566	\$ 2,545	\$ 2,835	\$ 2,967	\$ 1,422
General merchandise stores .....	10,443	11,915	17,864	20,057	10,372
Food stores .....	5,204	5,570	6,360	7,869	4,308
Packaged liquor stores .....	1,342	1,485	1,415	1,582	756
Eating and drinking places .....	4,414	5,256	6,021	7,718	4,033
Drug stores .....	1,465	1,201	1,467	3,596	1,925
Home furnishings and appliance stores .....	1,560	1,981	2,513	2,969	1,373
Building material and farm implement stores .....	1,310	1,451	1,776	1,822	929
Motor vehicle dealers, auto supplies and service stations① .....	16,263	21,837	25,417	24,898	13,834
Other retail stores .....	2,686	2,586	3,076	4,160	2,058
<b>Total Retail Stores .....</b>	<b>\$47,253</b>	<b>\$56,827</b>	<b>\$67,744</b>	<b>\$77,638</b>	<b>\$41,010</b>
<b>All Other Outlets .....</b>	<b>3,731</b>	<b>3,985</b>	<b>4,499</b>	<b>5,797</b>	<b>3,037</b>
<b>Total Sales, All Outlets .....</b>	<b>\$50,984</b>	<b>\$60,812</b>	<b>\$73,243</b>	<b>\$83,435</b>	<b>\$44,047</b>
<b>Total Number of Permits .....</b>	<b>393</b>	<b>424</b>	<b>449</b>	<b>479</b>	<b>523</b>

① Sales of gasoline for highway use became taxable July 1, 1972.

## Construction

Building permit valuation in the city for the five years ending in 1974 averaged more than \$1 million monthly. About 70 percent of this construction volume consisted of residential activity, with single family structures comprising the bulk of housing units.

After a drop in 1974, building activity appears to be accelerating in 1975. Reports of the city's Chief Building Inspector indicate that total permit

valuation for the January-August period amounted to \$5,291,970, compared with \$3,869,726 in the same period of 1974. The total number of permits was 972, a drop of 291. The valuation of new single-family housing units increased sharply, while multi-family units declined. Commercial valuation declined moderately during this period.

The following summary presents building permit valuation in the city by individual years during the most recent five year period.

## CITY OF ANTIOCH

### Building Permit Valuation

Dollars in Thousands

	1970	1971	1972	1973	1974
Residential .....	\$6,110	\$16,282	\$ 8,032	\$ 7,604	\$5,016
Nonresidential .....	1,582	1,077	6,880	6,544	2,785
Total .....	\$7,692	\$17,359	\$14,912	\$14,148	\$7,801
Number of Housing Units:					
Single family .....	230	744	391	285	203
Multi family .....	211	281	54	212	28
Total .....	441	1,025	445	497	231

Source: "California Construction Trends", Security Pacific Bank.

## Transportation

Main line tracks of Southern Pacific Transportation Co. and the Santa Fe Railway traverse the city, providing freight service to all national points. Greyhound Bus Lines maintains a terminal in the city.

California State Highway 4, connecting San Francisco-Oakland with Stockton and Central Valley points, bisects the city. Connecting with this freeway east of Antioch is State Highway 160, which runs north to Sacramento. In the spring of 1976 construction is expected to start on a new high-level Antioch Bridge, facilitating access to Solano County and the Sacramento area. The present structure is a drawbridge, and causes traffic delays on Route 160 when vessels transit the deepwater channel.

The deepwater channel which connects Antioch to San Francisco Bay provides excellent water transportation to coastal and worldwide ports. Docking facilities are operated by industrial installations along the San Joaquin River.

Air passenger and freight service is available at Oakland International Airport 25 miles to the west, and at San Francisco International Airport. The privately owned and operated Antioch Airport has facilities for general and private aircraft. Additional charter and air freight service is available at Buchanan Field in Concord, 15 miles west of Antioch.

Early in 1975 a joint powers agreement by the cities of Antioch, Brentwood, and Pittsburg resulted in a study group which is investigating the feasibility of a local transit system. State and federal grants

will pay for 90 percent of the cost of the proposed pilot program, which involves the use of mini-buses to serve the area.

## Financial Institutions

Banking services in the community are provided by Bank of America (2 branches), Central Bank, Security National Bank, Security Pacific National Bank, and Wells Fargo Bank (2 branches). Other financial services are offered by Citizens Savings and Loan Association, Fidelity S&L, Homestead S&L, and World S&L.

## Utilities

Utility services in the city are provided by the following suppliers.

Electricity: Pacific Gas & Electric Co.

Natural gas: Pacific Gas & Electric Co.

Telephone: Pacific Telephone and Telegraph Co.

Water: City of Antioch

Sewer: City of Antioch

## Education

Public educational instruction from kindergarten through high school is provided by the Antioch Unified School District, which operates one high school, two junior high schools and eight elementary schools in the city. Also located in Antioch is the Holy Rosary parochial school, providing instruction in grades one through eight.

Public school enrollment in the elementary grades has stabilized, while high school enrollment continues to advance moderately, as shown in the following summary.

### ANTIOCH UNIFIED SCHOOL DISTRICT

#### October Enrollment, 1970-75

Grades	1970	1974	1975
Elementary (K-6) .....	4,555	4,891	4,876
Junior High (7-8) .....	1,163	1,431	1,477
High School (9-12) .....	2,146	2,565	2,668
Other* .....	128	1,143	961
Total .....	7,992	10,030	9,982

\*Includes special, continuation, and adult classes.

Source: County Department of Education.

Public instruction beyond high school is available at Los Medanos College, located on a 110-acre site immediately west of the city limits. This two-year college, a unit of the Contra Costa Community College District, opened in 1974, and now enrolls more than 5,000 full and part-time students. Enrollments of the three community colleges in Contra Costa County are shown below.

	1974	1975
Los Medanos College, Pittsburg	3,904	5,323
Contra Costa College, San Pablo	8,345	9,718
Diablo Valley College, Pleasant Hill .....	17,030	18,738
Total .....	29,279	33,779

Source: Contra Costa Community College District.

Degree institutions within convenient driving distance of Antioch include the Berkeley campus of the

University of California, St. Mary's College at Moraga, California State University, Hayward, and Mills College in Oakland.

### Community Facilities and Recreation

The 53-bed Delta Memorial Hospital, completed in 1967, is fully air-conditioned and equipped with modern facilities for medical care. There are three convalescent hospitals in the city.

A branch of the Contra Costa County Public Libraries is located in Antioch. The Antioch Daily Ledger publishes daily. The city is within broadcast range of San Francisco-Oakland radio and television stations, and is serviced by a CATV firm.

The 18-hole Antioch Municipal Golf Course is located in the southern part of the city.

The Contra Costa County Fairgrounds have been located in Antioch since 1937. The 76-acre site is owned and operated by the 23rd Agricultural District, a state agency. The grounds are open year-round for art and hobby shows, equestrian events, auto racing, and special community activities.

Adjoining the municipal golf course is the 772-acre Contra Loma Reservoir and Park, operated by the East Bay Regional Park District. Boating, fishing, picnicking, hiking, and aquatic sports attract many local residents to this regional facility. The EBRPD has acquired an additional 2,603 acres south of Contra Loma for the proposed Black Diamond Mines Park.

The mild climate and abundance of natural waterways makes Antioch the center of one of the state's most popular outdoor recreation areas. The city is known as the "Gateway" to the immense Delta region formed by the Sacramento and San Joaquin Rivers, which provide more than 1,000 miles of navigable waterways. The many marinas and harbors in Antioch and the Delta provide launching, berthing, repairs, and fuel for the thousands of boats in use in the region. The City of Antioch maintains a public launching ramp near the downtown area.



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